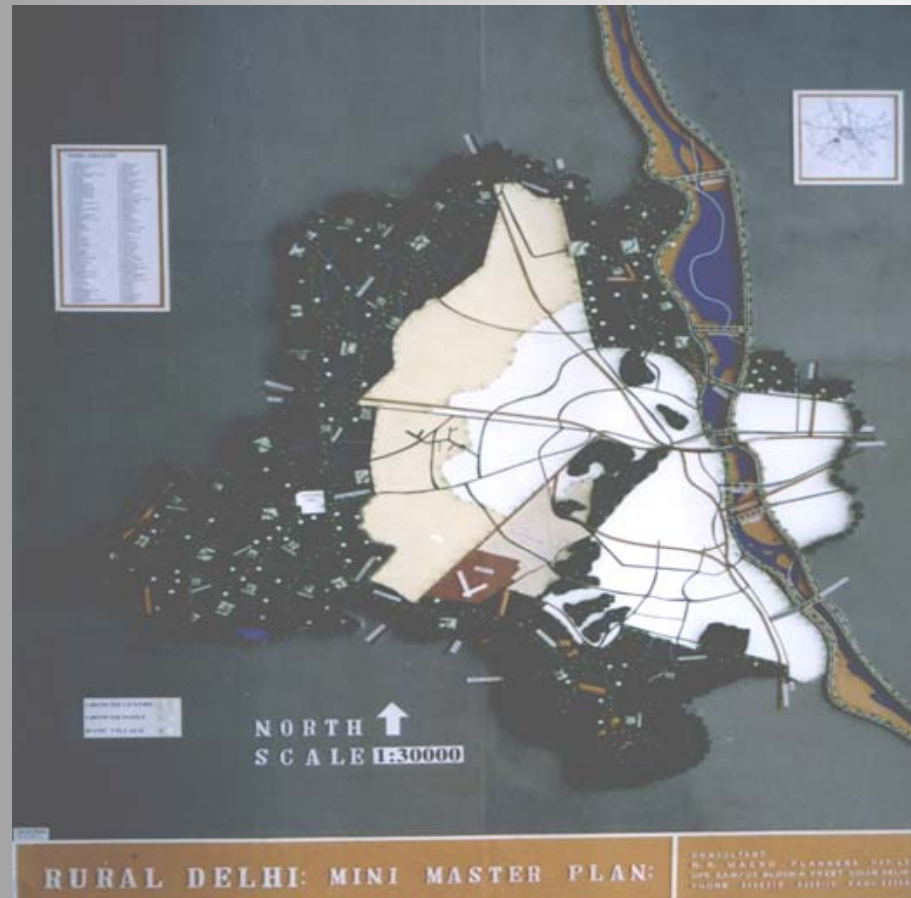


MINI MASTER PLAN OF DELHI



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MINI MASTER PLAN -

COMPREHENSIVE DOCUMENT OF

5 BASIC ELEMENTS – MAN, NATURE, NET-WORKS, STRUCTURE & SOCIETY ONLY OF RURAL AREAS OF DELHI AT MACRO, MESO AND MICRO LEVEL IN TERMS OF LAND USES & FUNCTIONS OF GROWTH CENTRE, GROWTH POINT & BASIC VILLAGES.

PROJECTED POPULATION FOR- 2015 AD (15 LAKHS), WITHIN THE FRAMEWORK OF NCR, MDP-2001 AND ANY OTHER PLANNING DOCUMENT IN FORCE.

WRITTEN DOCUMENT WITH MAPS & DIAGRAMS CONSISTING OF (I) POLICIES ON LAND, FINANCE, BUILT UP VILLAGES ABADIES AND (II) MAPS AND WRITE-UPS

SYSTEM OF APPROVAL

POLICIES ON TRUNK INFRASTRUCTURE, APPROVAL FROM COMPETENT AUTHORITIES NAMELY – NCR-PB;DDA; MCD; DJB, DVB; I&F, DEPTT. DELHI GOVT. & RURAL DEVELOPMENT DEPARTMENT.

PROCESS OF MEETING

DISCUSSIONS FROM TIME TO TIME INCLUDING WITH THE CM OF DELHI, MINISTERS OF VARIOUS SUBJECTS, MLAs, CONCERNED SENIOR OFFICERS OF DELHI GOVT.

CONSTITUTION OF A HIGH POWER COMMITTEE

DEVELOPMENT COMMISSIONER, DELHI WITH SECY. INDUSTRY, DIRECTOR OF EDUCATION, DIRECTOR OF HEALTH, DIRECTOR OF SOCIAL WELFARE, CEO DJB, MEMBER PLANNING DVB, ADDITIONAL COMMISSIONER, POLICE, ADDITIONAL GENERAL MANAGER, DTC, COMMISSIONER (PLG.) DDA, ENC, MCD, DIRECTOR PANCHAYAT, DIRECTOR-FOREST, MANAGING DIRECTOR-DSIDC AND HEAD OF OTHER DEPTTS. AS MEMBERS; DIRECTOR-(RD) DEVELOPMENT DEPTT. AS MEMBER SECY. CONSULTANT WOULD BE THE SPECIAL INVITEE.

GOALS:

QUALITY OF LIFE TO FULFIL BIOLOGICAL, PHYSIOLOGICAL AND PSYCHOLOGICAL NEEDS OF THE ENTIRE RURAL AREA.

OBJECTIVES:

- I. RESTRICT THE POPULATION TO 15 LAKHS, BY 2015 AD.**
- II. BALANCE IN MACRO LANDUSES. FOR THIS;**
 - POLICY FOR RURAL INDUSTRIALISATION**
 - POLICY TO INCREASE GREEN COVER**
- III. RECREATIONAL ACTIVITIES ARTIFICIAL LAKES AND OTHER LARGE GREEN AREAS**

IV. CONNECTIVITY IN A HIERARCHY WAY

V. TO INCREASE QUANTITY AND QUALITY OF PRIMARY ACTIVITIES

A. AGRICULTURE

B. FLORICULTURE

C. LIVESTOCK.

VI. TO WORKOUT SHORT TERM AND LONG TERM PLANS

A. WATER

B. SEWERAGE

C. SANITATION

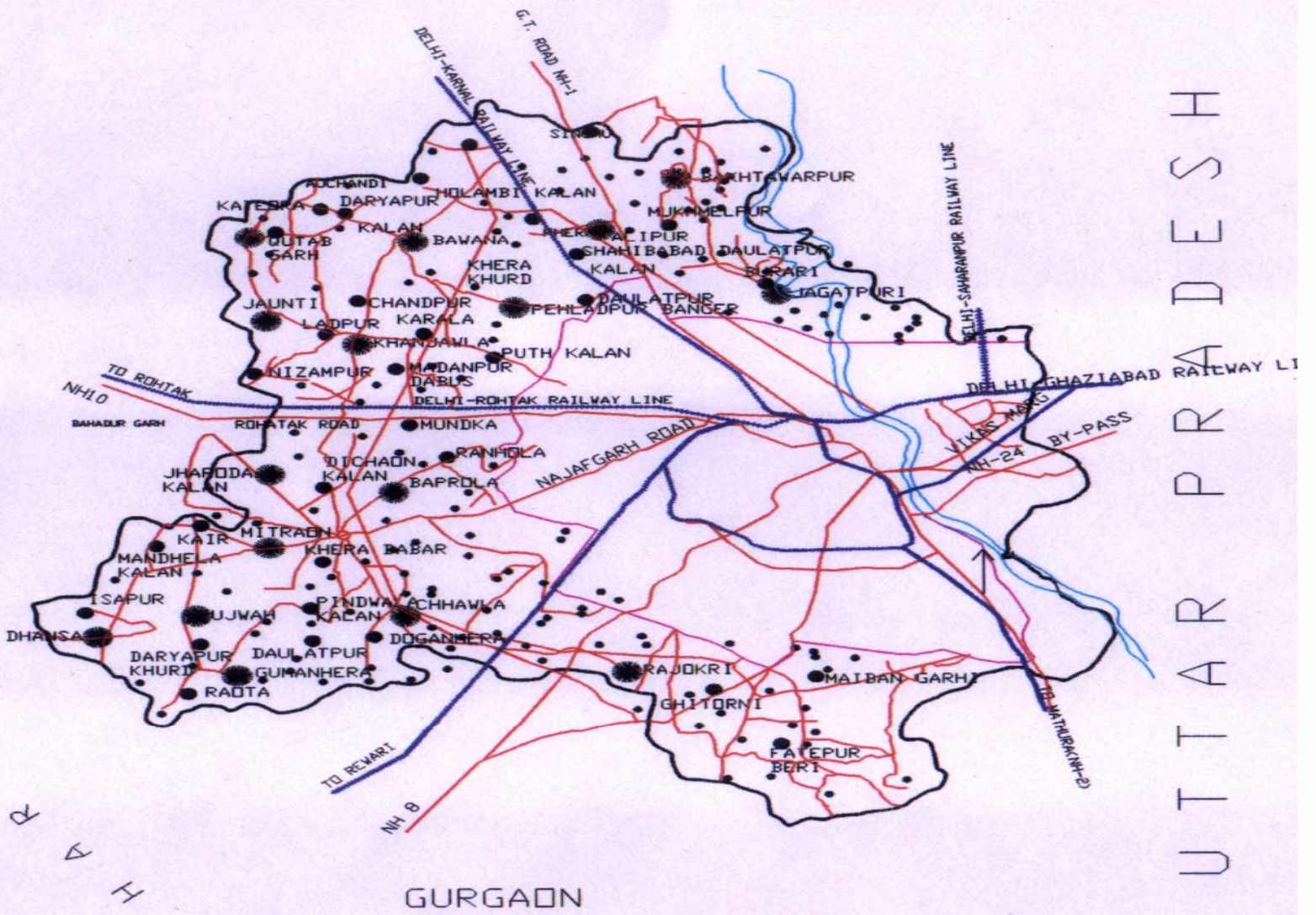
D. DRAINAGE

E. TELECOMMUNICATION

F. POWER

H A R Y A N A

A
N
D
H

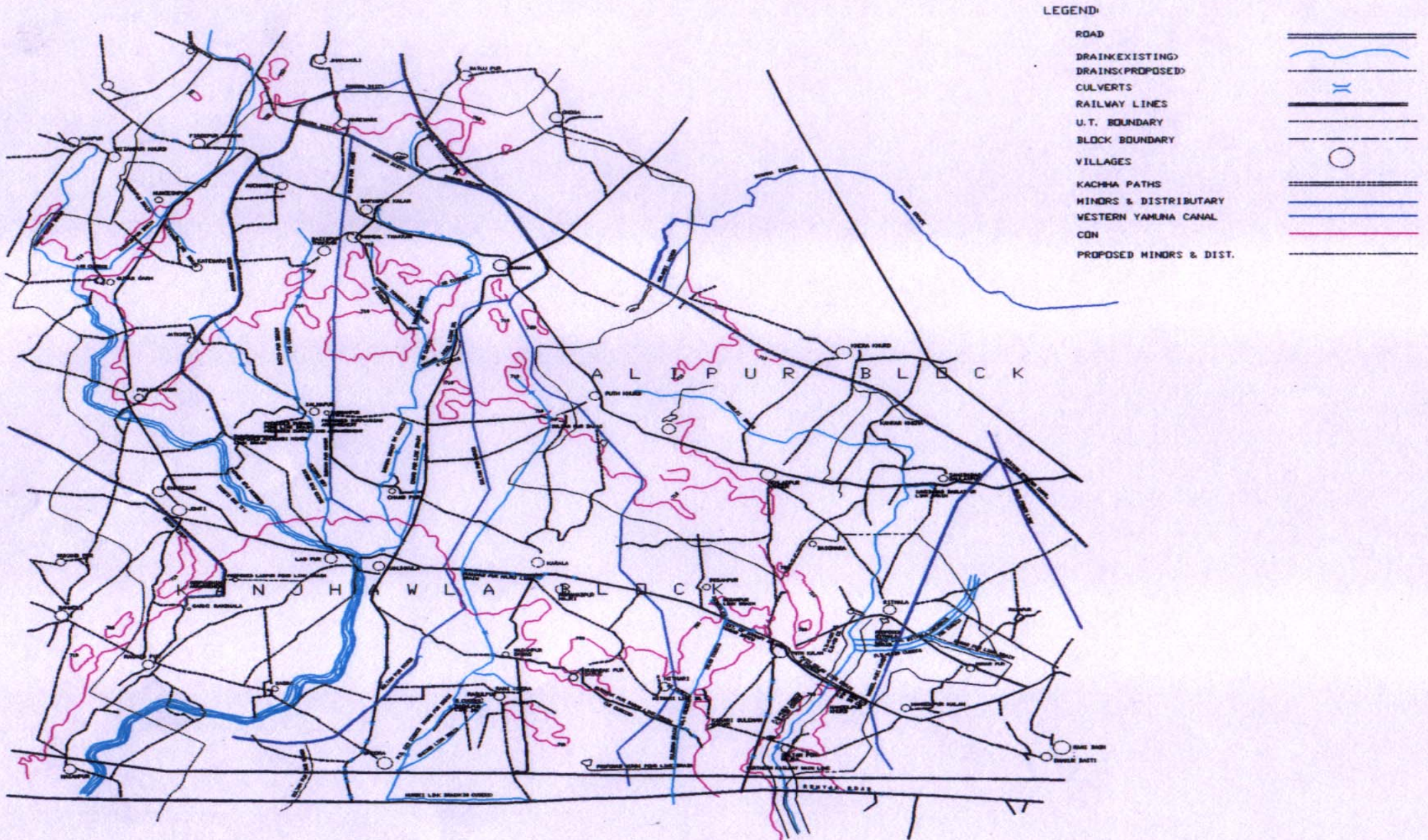


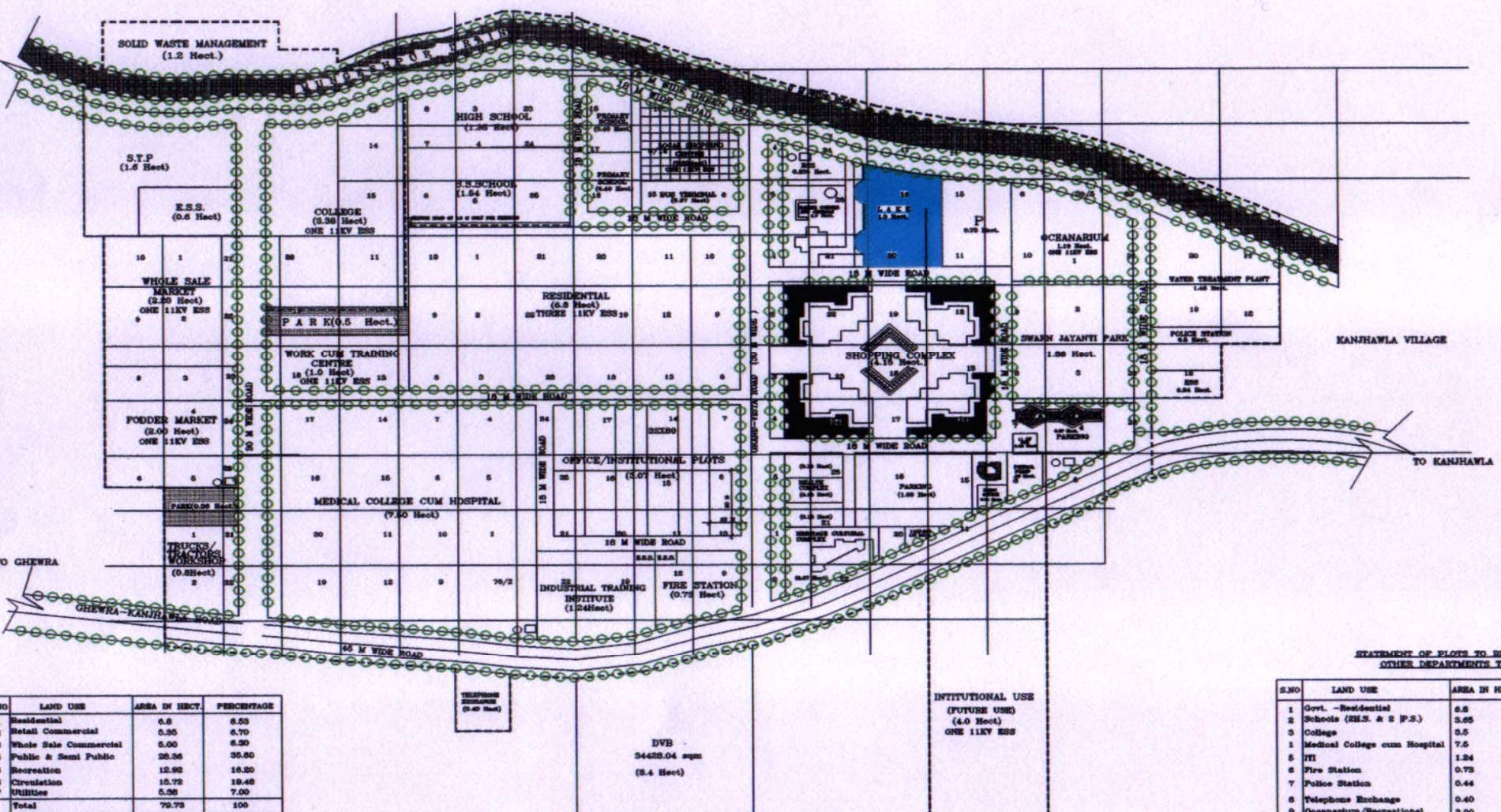
U T T A R P R A D E S H

RURAL DELHI

SARDAR PATEL GRAMIN VIKAS YOJNA- KANJHAWLA GROWTH CENTRE

DRG. M
K. G. C





STATEMENT OF PLOTS TO BE ALLOTTED TO OTHER DEPARTMENTS THAN DSIC

S.NO	LAND USE	AREA IN HECT.	NAME OF DEPT.
1	Govt. - Residential	6.6	FWD-Delhi Govt.
2	Schools (H.S. & P.S.)	3.65	DOE/Societies
3	College	3.5	DOE/Societies
4	Medical College cum Hospital	7.5	DOE/Societies
5	JTI	1.24	DOTC
6	Fire Station	0.73	Fire Department
7	Police Station	0.44	Police Department
8	Telephones Exchange	0.40	MTNL
9	Oceanarium/Recreational	3.00	DTDC
10	Institutional Plots (15 nos.)	7.070	As per demand
11	Whole Sale Markets	4.2	DAMB
12	WTP & STP	2.9	DJB
13	Solid Waste Management	1.2	MCD
14	ESS	1.1	DVB
15	Bus Terminal	0.57	DTC
Total		44.3	

S.NO	LAND USE	AREA IN HECT.	PERCENTAGE
1	Residential	6.6	6.53
2	Retail Commercial	5.55	6.70
3	Whole Sale Commercial	6.00	6.30
4	Public & Semi Public	25.56	35.80
5	Recreation	12.92	16.20
6	Circulation	15.78	19.48
7	Utilities	5.39	7.00
Total		79.73	100

(Area being planned by Consolidation officer Delhi Govt.)

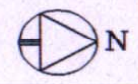
KHASRA NOS: 1,2,3... DALLOW

CONTOURS: PUBLIC CONVENIENCES

- NOTES**
- 11KV & OTHER ESS HAVE BEEN SHOWN WRITTEN IN THE PLAN
 - SERVICE LANES OF 4.5 M WIDTH ARE ONLY FOR SERVICES
 - FOUR SITES HAVE BEEN SHOWN FOR PUBLIC CONVENIENCES-DSIC
 - FOUR SITES HAVE BEEN SHOWN FOR DALLOW-DSIC

LAYOUT PLAN OF KANJHAWLA GROWTH CENTRE
SARDAR PATEL GRAMIN VIKAS YOJNA

PROJECT MANGEMENT BY
DSIC



SCALE : 1:2000

MR. R.G. GUPTA (CITY PLANNER-DELHI)
MR. KRISHNA MOHAN (URBAN PLANNER)

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VIII. TO WORKOUT SHORT TERM AND LONG TERM MEASURES FOR ECONOMIC INFRASTRUCTURE

A. TRADE & COMMERCE

B. RURAL INDUSTRIALISATION

C. GOVT. OFFICE

IX. TO CONSERVE AND PRESERVE HISTORICAL MONUMENTS, PLACES OF HISTORICAL IMPORTANCE AND WATER COURSES.

X. GAON SABHA LAND PARTLY FOR GAINFUL AND PARTLY FOR SOCIAL PURPOSES.

XI. USE OF CONSTITUTION (73RD AMENDMENT) ACT 1992.

XII. TO DELINEATE HINTERLAND/ CATCHMENT AREA OF EACH GROWTH CENTRE

XIII. SUITABLE ORGANISATION FOR THE PLANNING, DEVELOPMENT, CONSTRUCTION, MANAGEMENT AND MAINTENANCE OF RURAL SPACES.

SCOPE OF WORK:

I. PHYSICAL SURVEYS INCLUDING MACRO LAND USE SURVEYS

II. SOCIO-ECONOMIC SURVEYS

III. MINI MASTERPLAN OF RURAL VILLAGES AND AREAS

CONTENTS OF MINI MASTER PLAN

1. INTRODUCTION

2. REVIEW OF LITERATURE

(I) HISTORY OF DELHI

(II) LESSONS FROM OTHER METROPOLITAN CITIES

(III) LESSONS FROM OTHER COUNTRIES

3. SET UP OF RURAL DELHI

(I) PHYSIOGRAPHY

(II) DEMOGRAPHY

(III) MOVEMENTS

SOCIAL CHARACTERISTICS OF RURAL DELHI

(I) HEALTH & HYGIENE

A. CURATIVE MEASURES FOR DISEASES

B. FACILITIES FOR BIRTH, PRE & POST NATAL CARE AND BIRTH CONTROL

(II) EDUCATION

A. PROVISION OF PRIMARY & SECONDARY EDUCATION

B. OPPORTUNITY FOR YOUTH ACTIVITIES – TRAINING PROGRAMMES

C. IMPROVEMENT OF ADULT LITERACY

D. DEMONSTRATION PROJECTS

(III)

SECURITY

- A. POLICE STATION & POLICE POST**
- B. FIRE STATION**

(IV)

HUMAN WELFARE

- A. SHADE FOR SITTING AND WALKING**
- B. PROVISION FOR PANCHAYAT GHAR**
- C. PROVISION FOR CHILDREN FOR PLAY**

(V) SHELTER

- A. HOUSING FOR DIFFERENT INCOME GROUPS i.e. FOR EWS, LIG, MIG & HIG**
- B. HOUSING FOR LANDLESS LABOUR**
- C. HOUSING UNDER 20 POINTS PROGRAMMES**

(VI) RECREATION

- A. PARKS, PLAYGROUNDS & OPEN SPACES**
- B. SWARN JAYANTI PARKS & OTHER MEETING PLACES**

5. ECONOMIC CHARACTERISTICS

(I) TRADE & COMMERCE

- A. RETAIL MARKETS**
- B. SMALL REGULAR RURAL PRODUCTS MANDI**
- C. DAIRY**
- D. FARMERS COOPERATIVE STORAGE FACILITIES**

(II) INDUSTRIAL ACTIVITIES

- A. IN GROWTH CENTRES**
- B. IN GROWTH POINTS**
- C. HOUSEHOLD INDUSTRIES IN BASIC VILLAGES**

- (III) OFFICES**
- (IV) GROWTH DOMESTIC PRODUCTS (GDP)**
- (V) INCOME PER CAPITA**

6. CONCEPT OF GROWTH CENTRES, GROWTH POINTS & BASIC VILLAGES AND DELINEATION OF HINTERLAND OF EACH GROWTH CENTRES & GROWTH POINTS, AND PROPOSAL OF INFRASTRUCTURE OF EACH.

7. LAND POLICY

- A. GAON SABHA LAND**
- B. GOVT. LAND**
- C. OTHER LANDS**

8. POLICIES TO STOP & CONTROL / SPREAD OF SUB-STANDARD AREAS

- A. UNAUTHORISED COLONIES**
- B. STRUCTURES BEYOND EXTENDED LAL DORA**

9. MACRO LANDUSE – POLICIES, PLANS AND SYSTEM OF IMPLEMENTATION

(I) PRIMARY SECTOR ACTIVITIES

A. AGRICULTURE

RECLAMATION AND USE OF UNCULTIVATED LAND

FULL COLLECTION OF NATURAL MANURE (HUMAN & ANIMAL)

PROTECTION OF CROPS FROM INSECTS, WEEDS AND DISEASE

B. FORESTRY

C. LIVESTOCK

D. FLORICULTURE

(II) SECONDARY SECTOR ACTIVITIES – INDUSTRIES

(III) TERTIARY SECTOR ACTIVITIES

- A. RESIDENTIAL**
- B. COMMERCIAL**
- C. PUBLIC & SEMI PUBLIC BUILDINGS**
- D. CIRCULATION**
- E. OFFICES**
- F. RECREATIONAL**

10. UTILITIES & SERVICES

- A. WATER**
- B. SEWERAGE**
- C. SANITATION**
- D. DRAINAGE**
- E. POWER**
- F. TELECOMMUNICATION**
- G. GAS SUPPLY**

11. SYSTEM OF FINANCIAL PLANNING

I. INVOLVEMENT OF PRIVATE & JOINT VENTURE

II. SOURCES OF FUNDING

III. FINANCIAL CONTROL ON PUBLIC & PRIVATE SECTOR

IV. PROPOSED FINANCIAL MODELS

12. IMPACT OF CONSTITUTION (74th AMENDMENT) ACT – 1992

- I. PREPARATION OF PLANS FOR ECONOMIC DEVELOPMENT AND SOCIAL JUSTICE**
- II. IMPLEMENTATION OF ABOVE PLAN**
- II. IMPLEMENTATION OF XIIth SCHEDULE OF THE CONSTITUTION CONCERNING TO 18 ITEMS NAMELY**
 - 1. URBAN PLANNING INCLUDING TOWN PLANNING**
 - 2. REGULATION OF LAND USE AND CONSTRUCTION OF BUILDING.**
 - 2. PLANNING FOR ECONOMIC AND SOCIAL DEVELOPMENT**
 - 4. ROADS & BRIDGES.**
 - 5. WATER SUPPLY FOR DOMESTIC, INDUSTRIAL AND COMMERCIAL PURPOSE.**

- 6. PUBLIC HEALTH, SANITATION CONSERVANCY AND SOILD WASTE MANAGEMENT.**
- 7. FIRE SERVICES,**
- 8. URBAN FORESTRY, PROTECTION OF THE ENVIRONMENT AND PROMOTION OF ECOLOGICAL ASPECTS,**
- 9. SAFEGUARDING THE INTERESTS OF WEAKER SECTIONS OF SOCIETY, INCLUDING THE HANDICAPPED AND MENTALLY RETARDED**
- 10. SLUM IMPROVEMENT AND UPGRADATION**
- 11. URBAN POVERTY ALLEVIATION**
- 12. PROVISION OF URBAN AMENITIES AND FACILITIES SUCH AS PARKS, GARDENS PLAYGROUNDS**
- 13. PROMOTION OF CULTURAL EDUCATIONAL AND AESTHETIC ASPECTS**

14. BURIALS AND BURIAL GROUNDS: CREMATIONS, CREMATION GROUNDS & ELECTRIC CREMATORIALS
15. CATTLE POUNDS; PREVENTION OF CRUELTY TO ANIMALS
16. VITAL STATISTICS INCLUDING REGISTRATION OF BIRTHS AND DEATHS
17. PUBLIC AMENITIES INCLUDING STREET LIGHTING, \PARKING LOTS, BUS STOPS AND PUBLIC CONVENIENCES
18. REGULATION OF SLAUGHTER HOUSES AND TANNERIES
- 13. ADMINISTRATIVE SET UP**
 - I. RURAL DEVELOPMENT CORPORATION OR AUTHORITY
 - II. PRIORITIES & PHASING
 - III. CO-ORDINATION, INTEGRATION, EVALUATION AND MONITORING

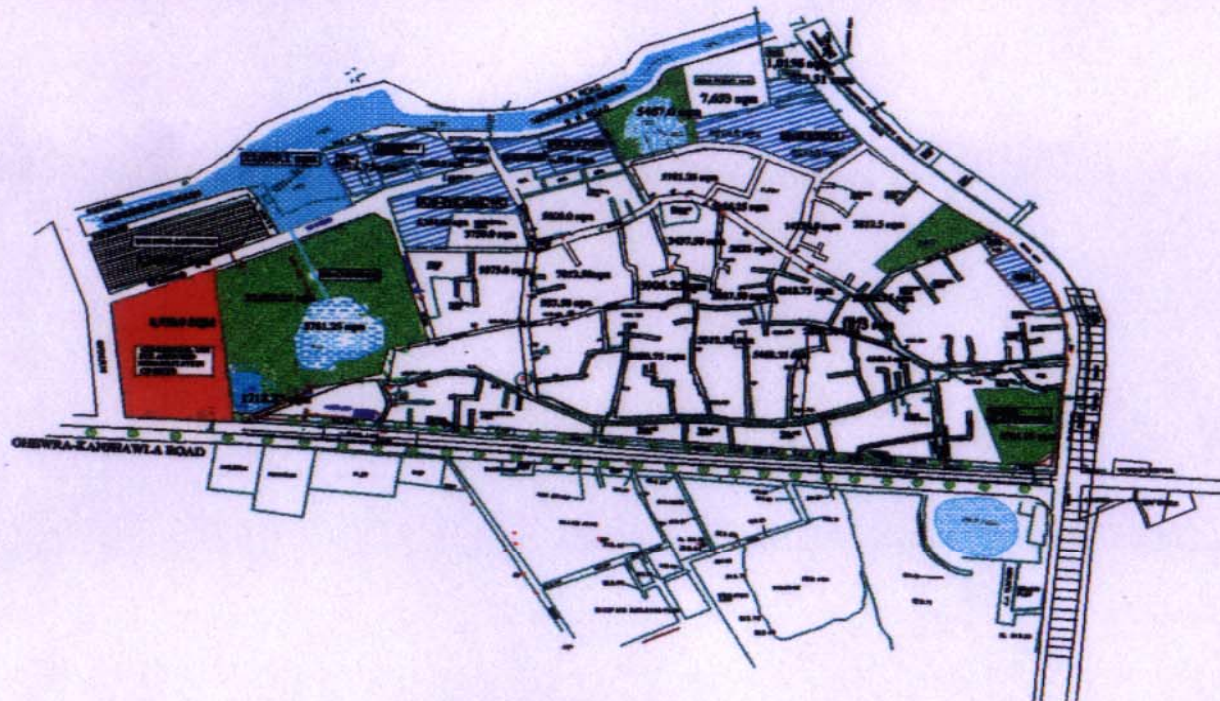
PLANNING OF KANJHAWLA MODEL VILLAGE

(SARDAR PATEL GRAMIN VIKAS YOJNA)

DEVELOPMENT DEPARTMENT (MINI MASTER PLAN)

DELHI GOVT.

JUNE-1998



PROJECT MANAGEMENT BY

DELHI STATE INDUSTRIAL DEVELOPMENT CORPORATION

(MODIFIED BASED ON DISCUSSION HELD ON 30TH APRIL 1998 UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER, DELHI.)

CONSULTANCY BY

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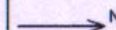


NCT OF DELHI
DEVELOPMENT DEPARTMENT
(MINI MASTER PLAN)

PROJECT MANAGEMENT BY
D.S.I.D.C.

PHYSICAL STATUS OF KANJHAWLA VILLAGE
(SARDAR PATEL GRAMIN VIKAS YOJNA -KANJHAWLA GROWTH CENTRE)

DRG NO. KANJ-VIL/5



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1. TOTAL DEVELOPMENT

2. PROPER BOUNDARY

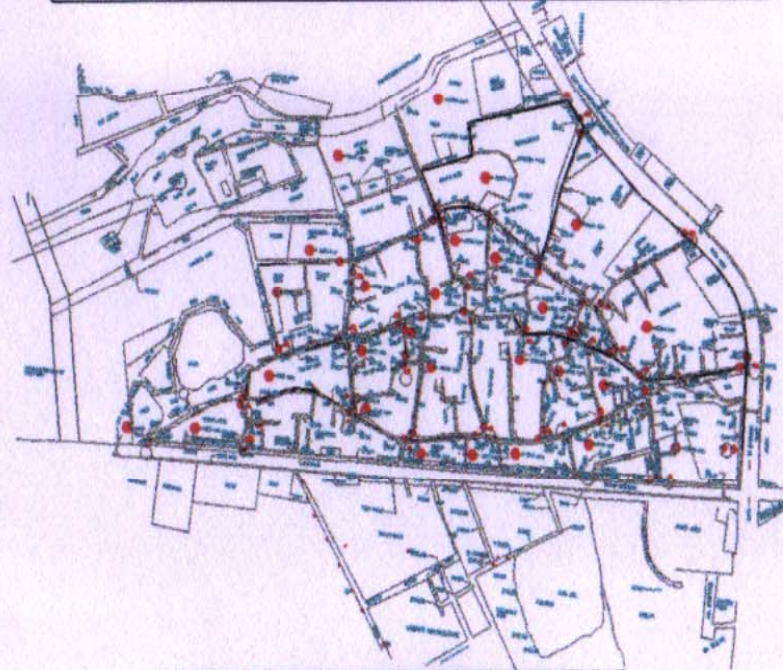
3. ULTIMATE REQUIREMENTS OF PHYSICAL, SOCIAL, ECONOMIC & ECOLOGICAL INFRASTRUCTURE BASED ON QUANTITY & QUALITY OF HUMAN RESOURCES

4. GREEN BELTS

5. DEVELOPED ALTERNATE SPACES TO THE AFFECTED UNITS

6. NO FINANCIAL BURDEN ON THE VILLAGERS

7. MINIMUM ROW 4.5 M, AT THE TIME OF REBUILT



9. SUITABLE SYSTEM OF SOLID WASTE MANAGEMENT

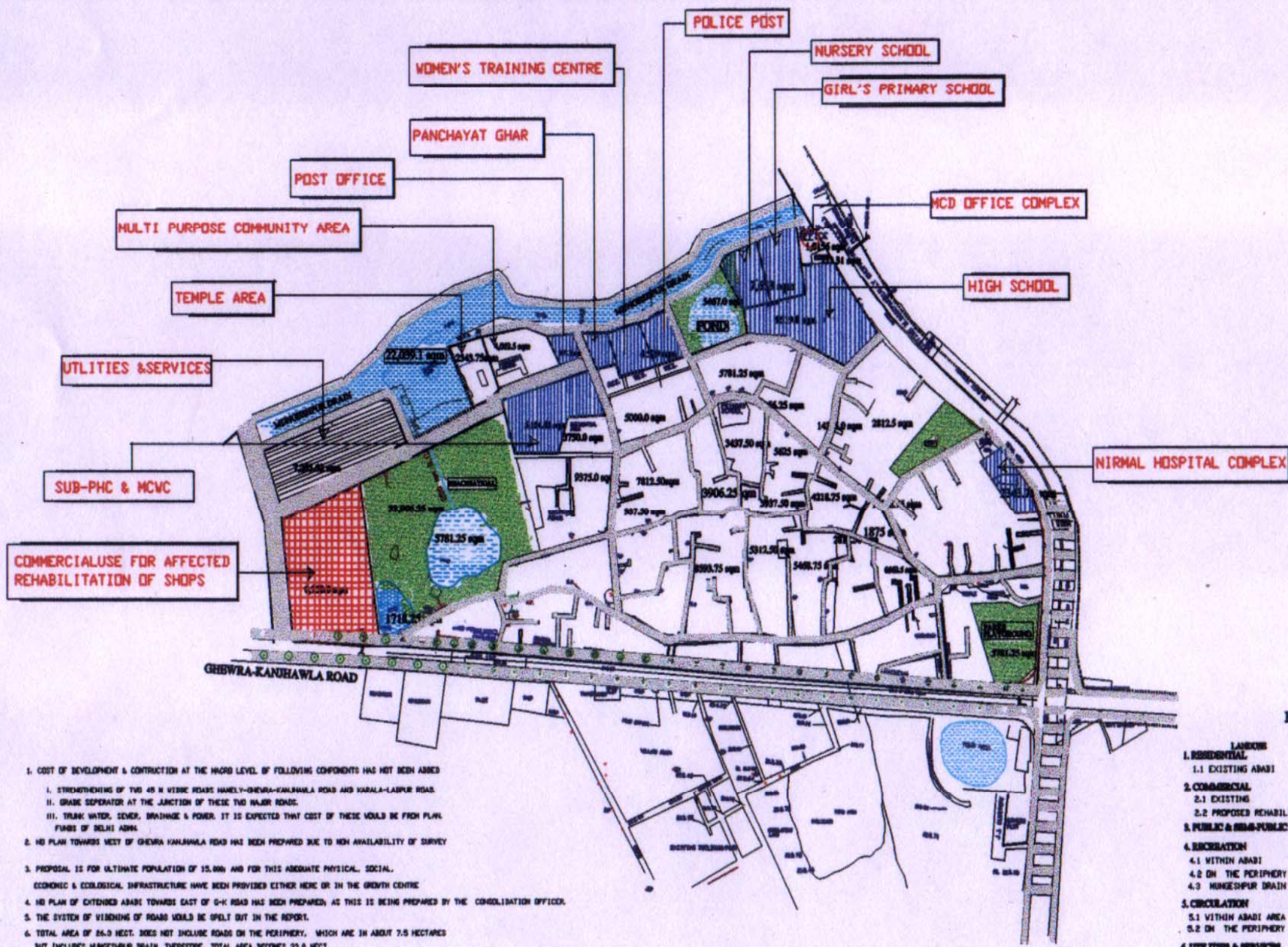
10. ATTENTION FOR SOCIAL & ECOLOGICAL INFRASTRUCTURE

12. DEVELOPMENT IN PHASES

8. IN NW DELHI, WHERE THERE IS
(i) SCARCITY OF SURFACE WATER,
(ii) GROUND WATER IS SALINE
IN SUCH A SITUATION, IT IS TRIED
TO USE S.W. DRAIN WATER AFTER
TREATING IT TO DESIRED STANDARD,

13. PROPER LINKS WITH
NEIGHBOUR VILLAGES

11. EXISTING PONDS ARE TO IMPROVE ENVIRONMENT



1. COST OF DEVELOPMENT & CONSTRUCTION AT THE HWRD LEVEL OF FOLLOWING COMPONENTS HAS NOT BEEN ASSESSED
 - I. STRENGTHENING OF TWO 45 M WIDE ROADS NAMELY-CHEWRA-KANJHAWLA ROAD AND KARALA-LASPUR ROAD.
 - II. GRADE SEPARATOR AT THE JUNCTION OF THESE TWO MAJOR ROADS.
 - III. TRUNK WATER, SEWER, DRAINAGE & POWER. IT IS EXPECTED THAT COST OF THESE WOULD BE FROM PLAN FUNDS OF DELHI ADMIN.
2. HD PLAN TOWARDS WEST OF CHEWRA KANJHAWLA ROAD HAS BEEN PREPARED IN VIEW OF AVAILABILITY OF SURVEY
3. PROPOSAL IS FOR ULTIMATE POPULATION OF 15,000 AND FOR THIS APPROPRIATE PHYSICAL, SOCIAL, ECONOMIC & ECOLOGICAL INFRASTRUCTURE HAVE BEEN PROVIDED EITHER HERE OR IN THE GROWTH CENTRE
4. HD PLAN OF EXTENDED ABADI TOWARDS EAST OF G-K ROAD HAS BEEN PREPARED, AS THIS IS BEING PREPARED BY THE CONSOLIDATION OFFICER.
5. THE SYSTEM OF VISIONING OF ROADS WOULD BE SPILT OUT IN THE REPORT.
6. TOTAL AREA OF 86.9 HECT. DOES NOT INCLUDE ROADS ON THE PERIPHERY, WHICH ARE IN ABOUT 7.5 HECTARES BUT INCLUDES HUNGESHPUR DRAIN. THEREFORE, TOTAL AREA BECOMES 94.4 HECT.

PROPOSED LANDUSE

LANDUSE	AREA IN HCT	% TOTAL
1. RESIDENTIAL		
1.1 EXISTING ABADI	12.7	48.3
2. COMMERCIAL	0.9	3.4
2.1 EXISTING	0.1	0.4
2.2 PROPOSED REHABILITATION	0.8	3.1
3. PUBLIC & SEMI-PUBLIC BUILDINGS	3.2	12.1
4. RECREATION	7.0	26.6
4.1 WITHIN ABADI	0.9	3.4
4.2 ON THE PERIPHERY OF ABADI	6.9	26.4
4.3 HUNGESHPUR DRAIN	0.2	0.8
5. CIRCULATION	1.8	6.8
5.1 WITHIN ABADI AREA	1.4	5.3
5.2 ON THE PERIPHERY OF ABADI	0.4	1.5
6. UTILITIES & SERVICES	0.7	2.6
TOTAL	26.3	100.0

NCT OF DELHI
DEVELOPMENT DEPARTMENT
(MINI MASTER PLAN)




PROJECT MANAGEMENT BY
D. S. I. D. C.

INTEGRATED LAYOUT PLAN OF KANJHAWLA MODEL VILLAGE
(SARDAR PATEL GRAMIN VIKAS YOJNA- KANJHAWLA GROWTH CENTRE)

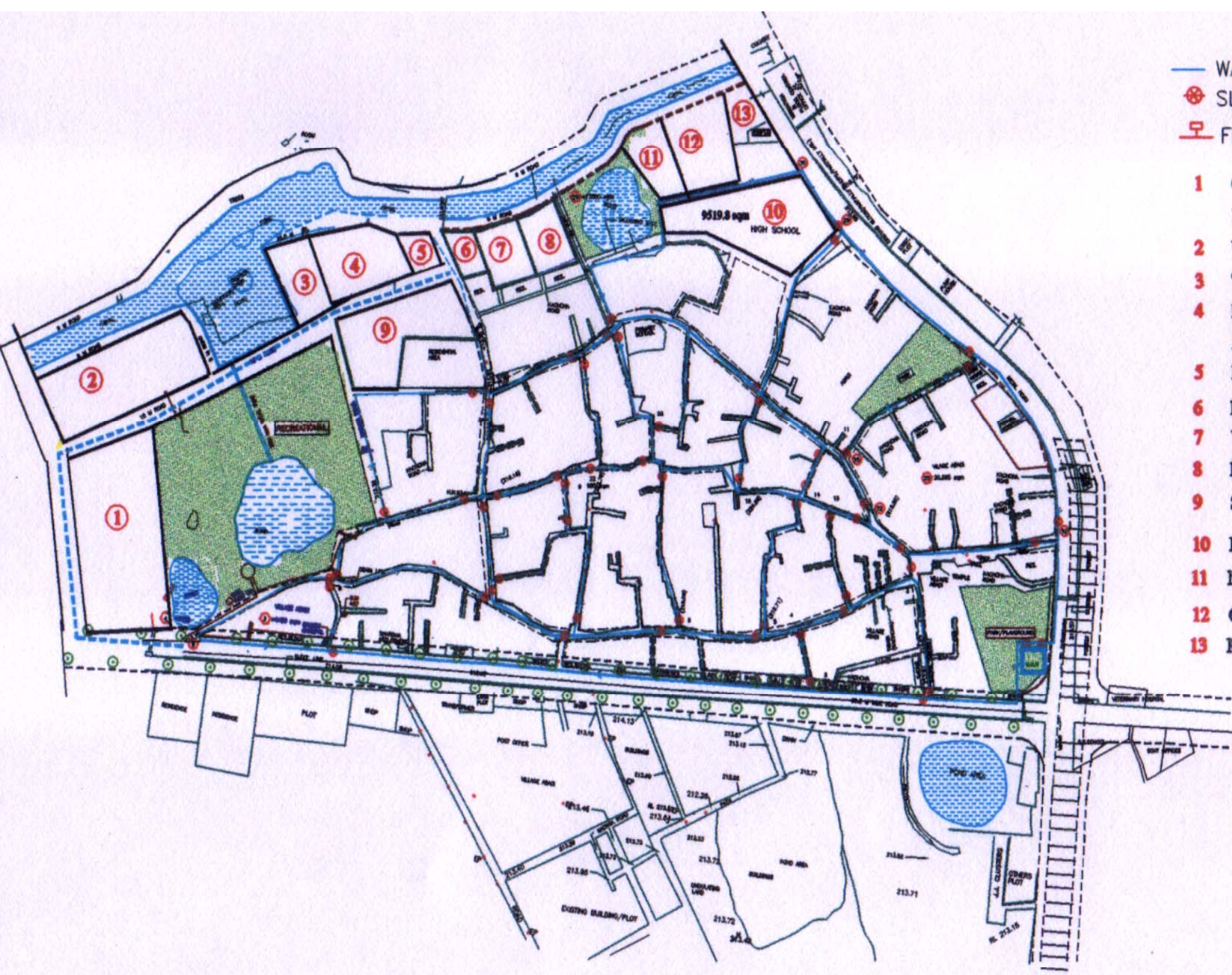
DRG NO.
KANG-VII/7



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-  WATER SUPPLY PIPELINE
-  SLUICE VALVE
-  FIRE HYDRANT

- 1** COMMERCIAL USE FOR AFFECTED REHABILITATION OF SHOPS
- 2** UTILITIES AND SERVICES
- 3** TEMPLE AREA
- 4** MULTI PURPOSE COMMUNITY AREA
- 5** POST OFFICE
- 6** PANCHAYAT GHAR
- 7** WOMEN'S TRAINING CENTRE
- 8** POLICE POST
- 9** SUB-PHC & MCWC
- 10** HIGH SCHOOL
- 11** NURSERY SCHOOL
- 12** GIRL'S PRIMARY SCHOOL
- 13** MCD OFFICE AREA



NCT OF DELHI
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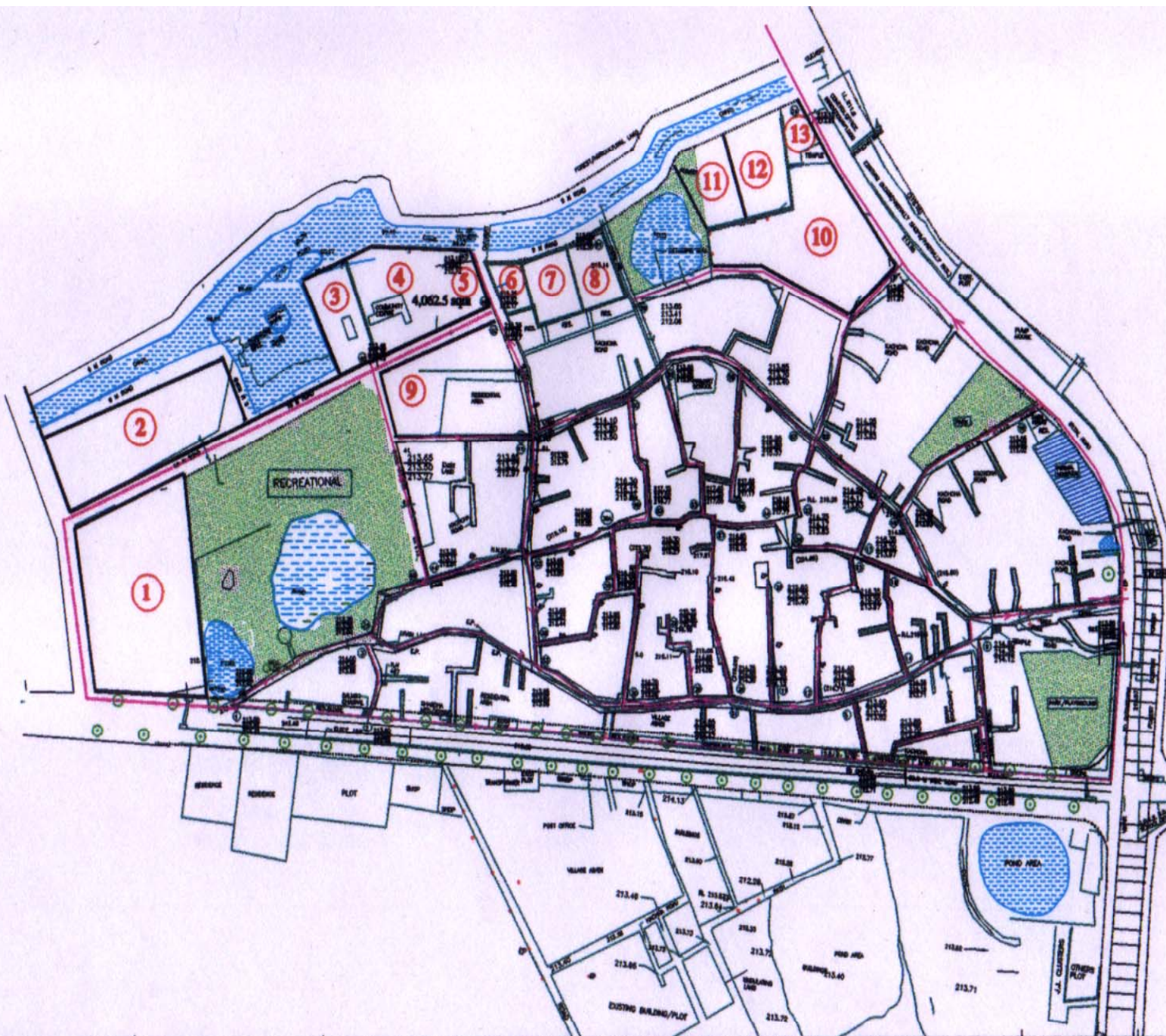
PROJECT MANAGEMENT BY
D.S.I.D.C.

LAYOUT OF DRINKING WATER SUPPLY
(SARDAR PATEL GRAMIN VIKAS YOJNA- KANJHAWLA GROWTH CENTRE)

DRG.NO.
KANJ-VL/8



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- 1 COMMERCIAL USE FOR REHABILITATED SHOP
- 2 UTILITIES & SERVICES
- 3 TEMPLE AREA
- 4 MPCC
- 5 POST OFFICE
- 6 PANCHAYAT
- 7 WOMEN'S TRAINING CENTRE
- 8 POLICE POST
- 9 HIGH SCHOOL
- 10 NURSERY SCHOOL
- 11 GIRL'S PRIMARY SCHOOL
- 12 GIRL'S PRIMARY SCHOOL
- 13 MCD OFFICE AREA

← STORM WATER DRAINAGE LINE

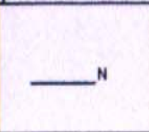
NCT OF DELHI
DEVELOPMENT DEPARTMENT
(MINI MASTER PLAN)

PROJECT MANAGEMENT BY
D.S.I.D.C.

MAP SHOWING DRAINAGE

(SARDAR PATEL GRAMIN VIKAS YOJNA- KANJHAWLA GROWTH CENTRE)

DRG NO.
KANJ-VIL/10



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